Housing Privatization Informational Town Hall

23 March 06

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Overview

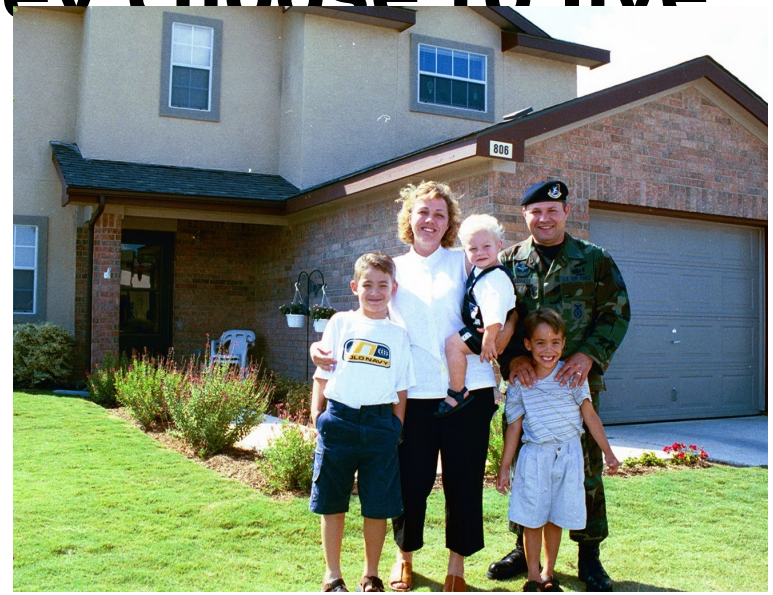
- **Background**
- **Project Description**
- **Project Development**
- **Project Management**

Why is the AF Privatizing?

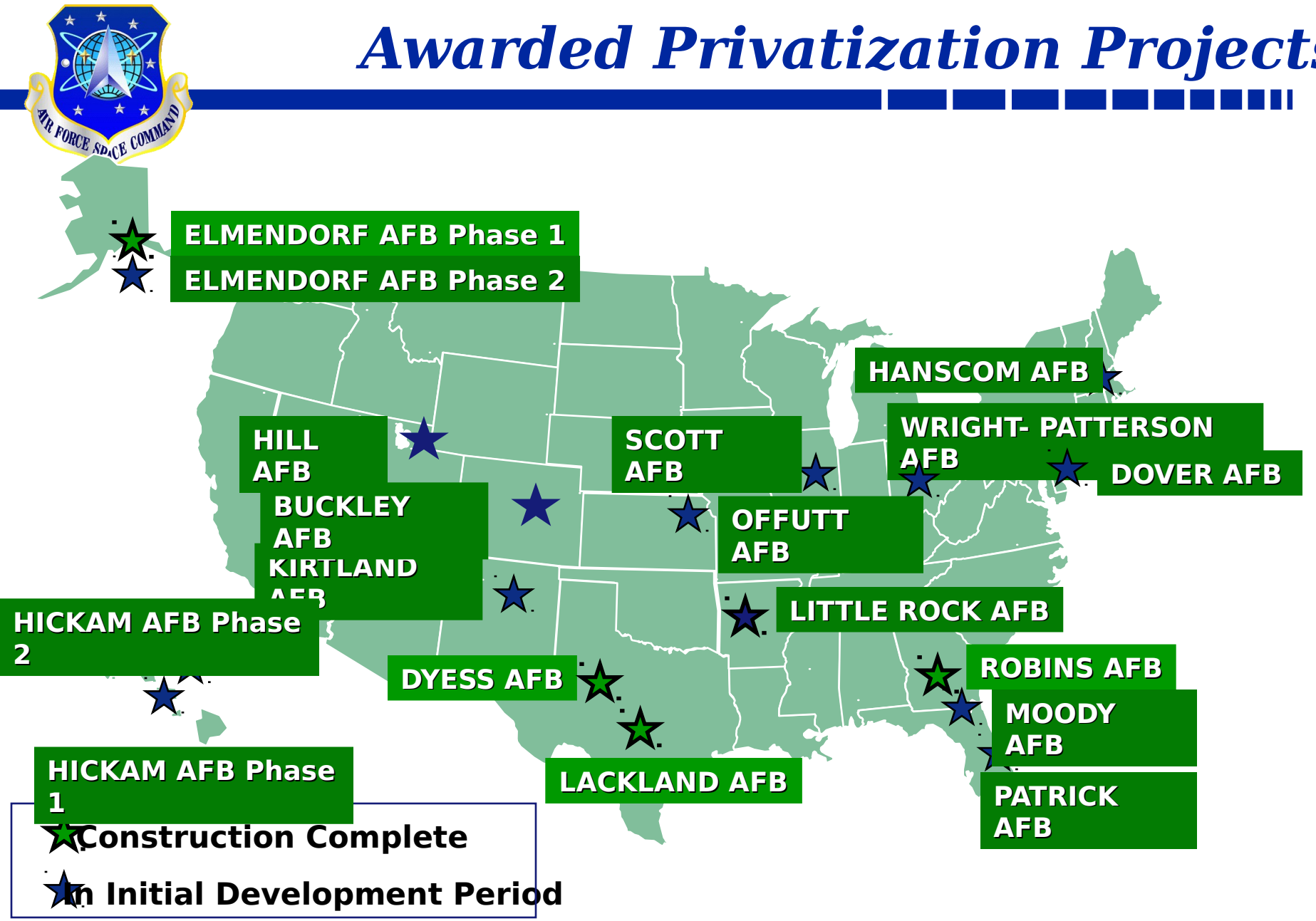
- **To improve Quality of Life**
- **39% of housing units below modern standards**
- **AF tasked to upgrade homes by FY 2007**
- **Cost to fix using MILCON: > $5.6B**
- **Time to fix w/current funding & no privatization: 12 to 14 years**
- **Non-traditional approach to MFH revitalization required**

Air Force Housing Privatization Goal

Utilize private sector alternative to provide military families access to safe, quality, affordable, well-maintained housing in a community where they choose to live



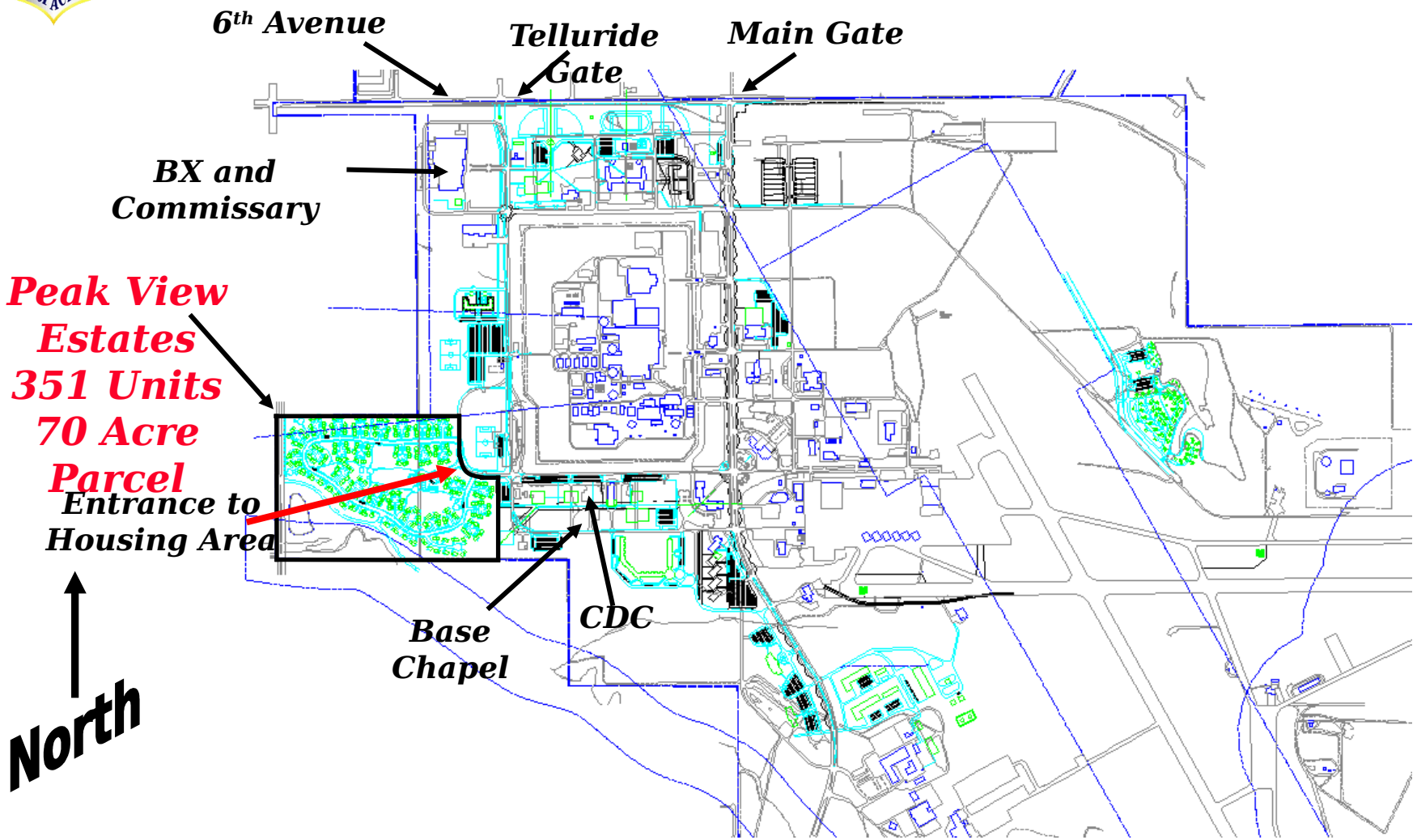
Awarded Privatization Projects



Project Description

- **Buckley AFB will:**
  - **Lease 70 acres of land to the developer for 50 Years**
- **Buckley Family Housing LLC (BFH) will:**
  - **Build, own, operate and maintain 351 units**
- **Residents will:**
  - **Pay rent by allotment equal to their Basic Allowance for Housing (BAH) at the With Dependent rate**

Housing Site Location



Housing Project Stats

- Construct community w/ 351 units on 70- acre site
  - 281 3-BR Row/Duplex homes for E3-E6, O1-O3
  - 32 4-BR Row/Duplex homes for E3-E9, O1-O4
  - 38 3 & 4-BR Single Family homes for E3-E9, O3-O6
    - 11 Single Family units for Key and Essential personnel
- 5000 SF community center with swimming pool, activity center, teen recreation area and computer room
- 2500 SF maintenance facility w/ a self-help center
- Lighted playgrounds, tennis/basketball courts, soccer field
- Area amenities (landscaping, jogging / bike paths, etc.)

Project Schedule

- **Mobilization/Construction Start**

  Jan 05

- **First Houses for Occupancy**

  Nov 06 (+/- pending)

- **Complete construction of Development**

  Mar 07 (+/- pending)

Privatized Housing Site Plan

Delivery Schedule

- ***Houses delivered in 12 Phases*** ***(Subject to Change)***
  - **1 – 9 Bldgs (32 Units) (E3-E6)**
  - **2 – 16 Bldgs (40 units) (E3-E6)**
  - **3 – 10 Bldgs (38 Units) (E3-E6)**
  - **4 – 9 Bldgs (36 Units) (E3-E4)**
  - **5 – 7 Bldgs (28 Units) (E3-E4)**
  - **6 – 6 Bldgs (24 Units) (E3-E4)**
  - **7 – 6 Bldgs (24 Units) (E3-E4)**
  - **8 – 7 Bldgs (14 Units) (E4-E6)**
  - **9 – 32 Bldgs (32 Units) 11 K&E (E7-E9, O4-O6)**
  - **10 – 15 Bldgs (23 Units) (E4-E6,E7-E8, O3)**
  - **11 – 13 Bldgs (26 Units) (E4-E6)**
  - **12 – 14 Bldgs (28 Units) (E4-E6)**

Single Family Plan

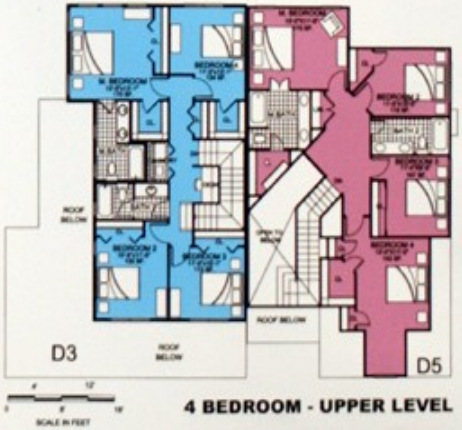
4 BEDROOM - UPPER LEVEL
4 BEDROOM - LOWER LEVEL
2193 S.F.
ELEVATION - SPANISH STYLE
SCALE : 1/12" = 1'-0"
HOUSING PRIVATIZATION PROJECT
BUCKLEY AIR FORCE BASE
03 - 04/ E6 - E9 SINGLE FAMILY
SHEET A2.9

Duplex Plan

ELEVATION - TUDOR STYLE

4 BEDROOM - LOWER LEVEL

1989 S.F.



4 BEDROOM - UPPER LEVEL

SCALE : 1/12" = 1'-0"

HOUSING PRIVATIZATION PROJECT

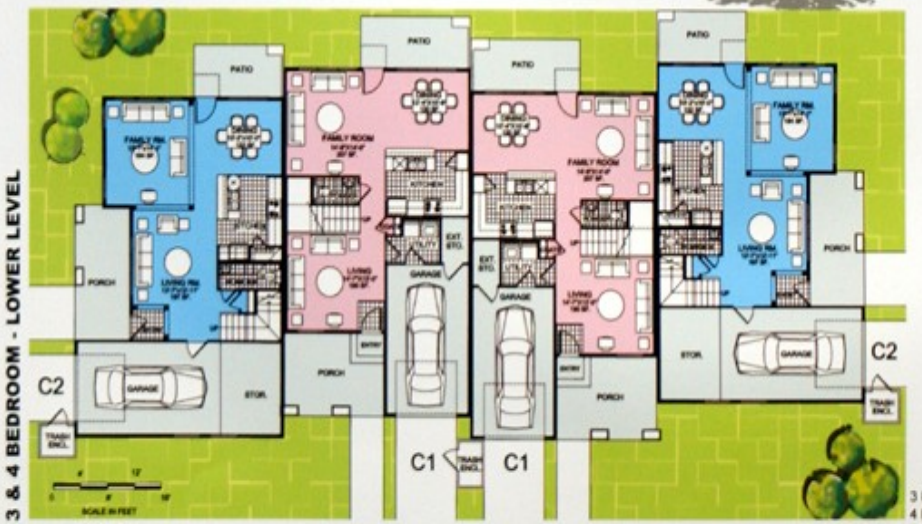
BUCKLEY AIR FORCE BASE

E4 - E6 DUPLEX

SHEET A2.6

4-Plex Plan

ELEVATION - TUDOR STYLE

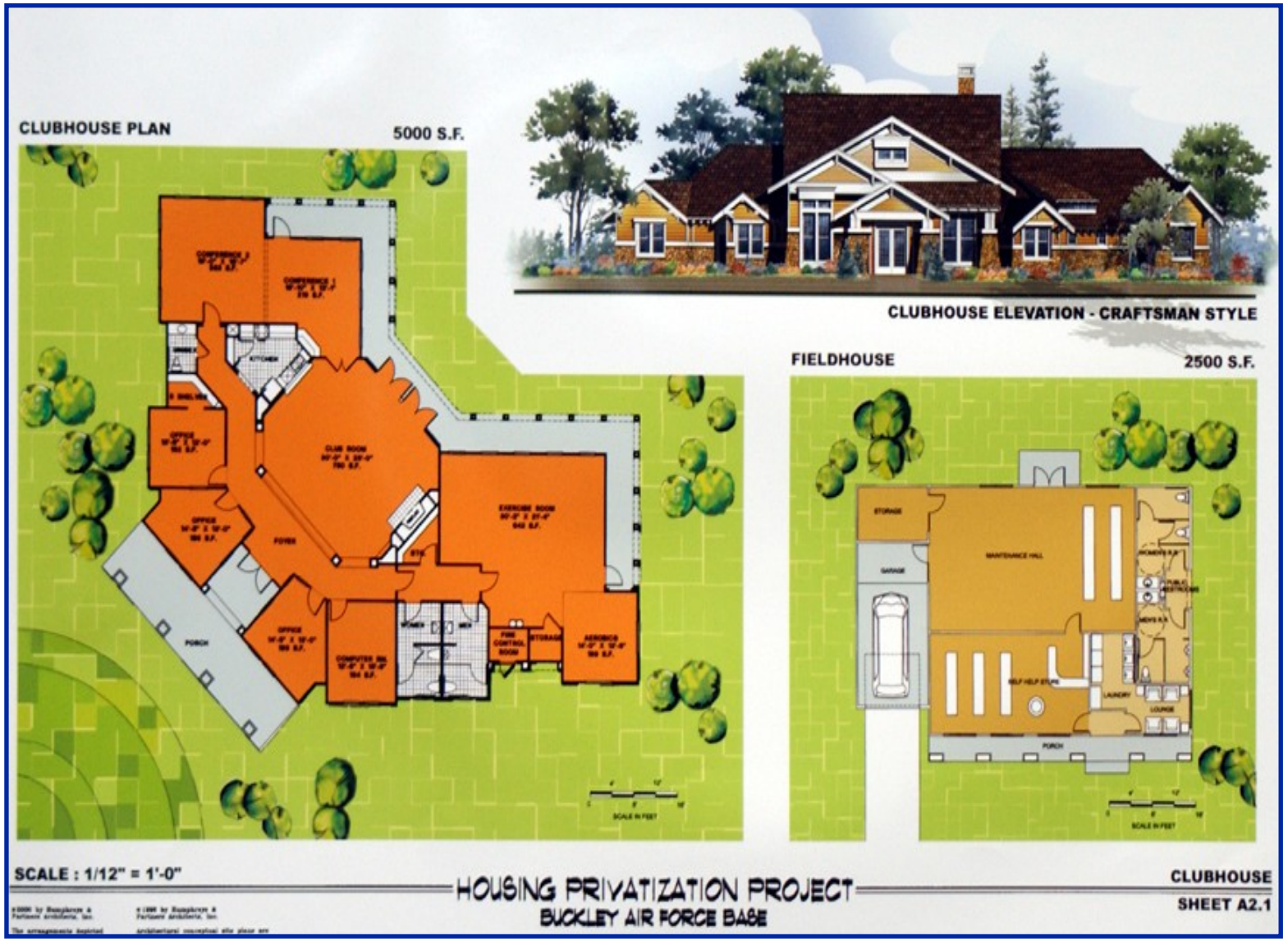


SCALE : 1/12" = 1'-0"

HOUSING PRIVATIZATION PROJECT
BUCKLEY AIR FORCE BASE

E3 - E4 ROW HOUSE
SHEET A2.2

Community Center Plan



Included Amenities

- **Single Family & Duplex units will have two-car garage w/opener and 4-Plex units one-car garage w/opener**
- **Storm doors w/screens for all exterior entrances**
- **Refrigerators with ice and water dispensers in door**
- **Double sinks in master bathrooms**
- **Individual central HVAC for each unit**
- **Solid wood cabinetry**
- **Walk-in closets w/organizers in all master bedrooms**
- **Ceiling fans**
- **Grounds service for occupants non-fenced areas**

Paying Rent with BAH

- **E-6 (civilian spouse & child)**
  - **BAH w/dependent rate = $1,280**
  - **Rent = $1,280 – Utility Allowance**

Military Married to another Military Member

(Rent based on Senior members Rank)

- **E-6 (E-5 spouse & child)**
  - **BAH = $1,280+ $799 (single rate)= $2,079**
  - **Rent = $1,280- Utility Allowance**
  - **Household “POCKETS” the difference**

Paying for Electricity

- Tenant pays for electricity separately to the utility company
  - Each Unit is individually metered
- Utility Allowance is calculated yearly by BFH and approved by Buckley AFB.
  - The allowance is the estimated average monthly electricity cost based on a type of Unit.
- Rent = BAH – 110% of estimated electricity cost
  - Estimated Electricity Cost = $100
  - Utility Allowance = 1.10 x $100 = $110
  - Rent for E-6 = $1,280 – $110 = $1170
  - If tenant uses estimated $100, he saves $10

Non Referred Tenant Waterfall

BFH can rent to the following with Commanders approval only after projects vacancy rate exceeds 5% for (3) three consecutive months.

- **Other Active Duty (including unaccompanied and Foreign Services assigned to Buckley, and activated reservists on orders for at least one year.),**
- **Federal Civil Service,**
- **Retired Military,**
- **ANG/Reserves,**
- **Retired Federal Civil Service,**
- **DoD contractor,**
- **Public**

Non-Referred Tenant Policy

- **Can rent to non-referred tenants when vacancies exceed 5% for more than three (3) consecutive months**
- **Only fill enough vacancies to bring the vacancy rate to 5%**
- **Limited to one-year duration**
- **Rent at market rate and not less than BAH**

It's Still Buckley AFB

- **BFH policies mirror base policies (pets, home child care, etc.)**
- **Resident may buy up within grade structure (one grade above their own), rent will equal rate established for that unit. However if resident accepts lesser unit then authorized , rent will not be adjusted to the lesser rent rate for that unit (AFI 32-6007 Chapter 4.2.5.8).**
- **460 SW provides fire, police & emergency response**
- **Management Review Committee (MRC)**
  - **Addresses issues, resolves tenant concerns**
- **Benefits remain: security, close to work, BX, commissary, camaraderie, etc.**

Residents Responsibilities

- Sign a Housing Agreement (Lease)
  - Spouse to Complete Power of Attorney if unavailable to sign Housing Agreement and required paperwork
- Start BAH - Monthly rent will be equal to BAH at “With-Dependent” rate
- Pay rent by allotment
  - Rent includes water, sewer, trash removal and renter’s insurance
  - Change allotment amount when BAH changes (annual BAH adjustments)
- Pay telephone & CATV separately

Residents Concerns

- Resident moves
  - Move will be at Government expense
  - Partial dislocation allowance ($564.03)
- Full maintenance service & Lawn and Garden store
  - Yard care provided (except in enclosed area's)
  - Resident responsible for snow removal from the units sidewalk and driveway
- 460 SW will continue to provide police, fire and emergency response
- Children will not need to change schools Initially (parents are responsible for transportation to old school district)

Residents Communication

- On-site Property Management Office
  - Open Monday-Saturday
- On- Site Property Manager and Maintenance Supervisor 24/7
- Website
- Newsletters
- Neighborhood Meetings
- Focus Groups

Summary

- **Best Homes Possible for Buckley's Air Force Families**
- **Quality and Service Levels Comparable to Best Practices in Private Sector**

Questions

U.S. AIR FORCE